



£600,000

Cheyne Close, Ware

KI

## Cheyne Close, Ware, SG12 0QF

Keith Ian are delighted to offer this thoughtfully extended, three bedroom semi-detached family home situated in a cul-de-sac on a popular residential area in Ware. This beautiful property boasts excellent accommodation throughout, with three double bedrooms upstairs, with an en-suite to the master bedroom. Downstairs there is a good size lounge with feature gas fireplace, modern kitchen with Quartz work surfaces and eye level Neff cookers, shower room, dining room and utility room with Moduleo flooring throughout the ground floor. The garden is stunning and great for entertaining with 3 covered areas. It has been thoughtfully arranged and offers sunlight throughout the day. To the front of the property, there is a driveway for several cars and a garage with an electric roller door.

Ware is located 24 miles North of Central London and within easy reach of the capital and other large towns via its many road links such as the A10 and A414. The historic town centre offers a superb array of amenities including supermarkets, boutique shops, restaurants and public houses. The River Lee runs through the town centre with its famous Gazebo's and boasts scenic walks towards Hertford to the West and Broxbourne to the South.

The mainline station is located approximately 1 mile from the property and offers services into Liverpool Street in around 40 minutes. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale across London.





## ***Accommodation Comprises***

### ***Entrance Hallway***

#### ***Lounge***

17'4 x 14

#### ***Kitchen***

13'6 x 8

#### ***Dining Room***

13'3 x 8'8

#### ***Utility Room***

13'2 x 5

#### ***Downstairs Shower Room***

5'7 x 5'5

#### ***Stairs To First Floor***

#### ***Bedroom One***

14 x 10'5

#### ***En-suite***

#### ***Bedroom Two***

11'8 x 10'6

#### ***Bedroom Three***

10'7 x 10'1

#### ***Garage***

#### ***Garden***

#### ***Council Tax***

Band D

Annual Charge £2,189.85 2023/24

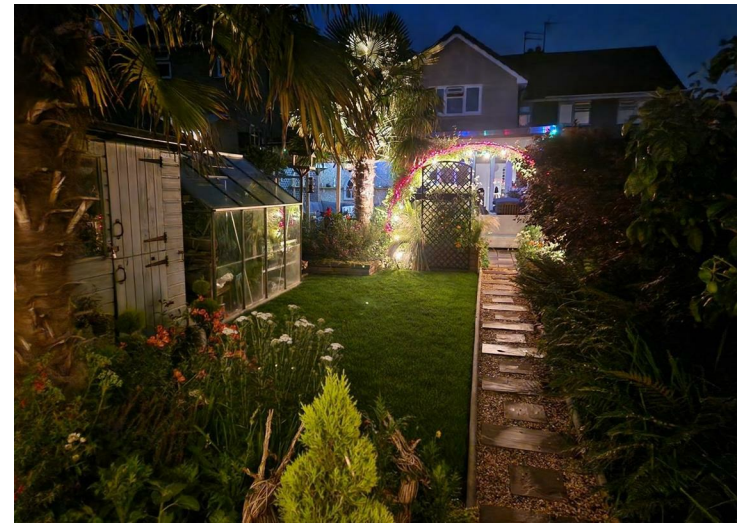
#### ***what3words***

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Ground Floor  
621 sq.ft. (57.7 sq.m.) approx.

1st Floor  
467 sq.ft. (43.4 sq.m.) approx.

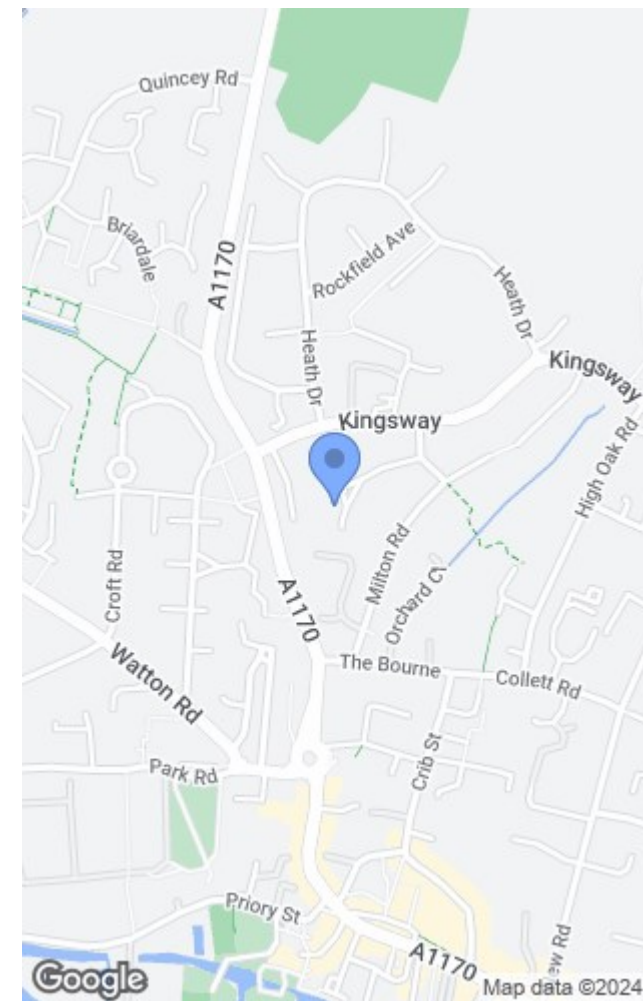


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TOTAL FLOOR AREA: 1088 sq.ft. (101.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	69	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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